



Report of Technical Review Committee

Docket #: PC 2006-037 Project Type: Site Development Plan TRC Meeting: 6/28/06
Project: Precedent South Business Center, Lot 6C
Location: Precedent South
Engineer: Projects Plus Representative(s): Max Cooper

TRC Members Present

Planning:
Ed Ferguson
Lowell Weber

Engineering & Sanitation:
Kevin Riddle - Engineering
Keith Meier - Sanitation

Fire Department:
Rodney Johnson

Police Department:
Duke Woolen

Parks Department:

Other:
Diana Mercer – Indiana American Water

Minutes:

This is a “spec” building – no specific tenant at this time. Truck docks are on the west side of building. The front (east) side will face Graham Rd.

Johnson moved. Riddle seconded. All ayes. Motion carried.

The Technical Review Committee, having reviewed the above plat/plans and related documents, makes the following report:

That the Plat and/or Plans have been prepared in accordance with the terms of the SUBDIVISION CONTROL, STORMWATER DRAINAGE AND ZONING ORDINANCES

With the following conditions:

- 1) Inspection agreement, performance guarantees, and dedications shall be executed with the BPWS prior to issuance of land alteration permit.
- 2) Sewer Availability Fee (SAF) shall be paid prior to issuance of building permit.
- 3) Plans shall note that the developer is responsible for completing all improvements in compliance with city standards and ordinances and the project engineer is responsible for design of all improvements in compliance with city standards and ordinances.
- 4) Landscape plans shall be subject to revision as per written staff report.
- 5) All written comments listed in Fire Department’s report shall be met. (attached)
- 6) The height and location of any building or other structure located within the boundaries of the Greenwood Airspace Zoning District shall be reviewed and approved by the Federal Aviation Administration (FAA); by the Division of Aeronautics, Indiana Department of Transportation; and by the Greenwood Board of Aviation Commissioners prior to the issuance of an improvement location permit (i.e. building permit).
- 7) Plans shall show a ten (10) foot wide asphalt pathway along the entire Graham Rod frontage. The pathway shall be located within the public r-o-way of Graham Road.
- 8) Add depressed curb detail for driveways to the site plans. Show radii for all driveways.
- 9) Approval to encroach within pipeline easement shall be verified.
- 10) Plans shall be subject to further review and approval by City Engineer.
- 11) Legend and pavement details shall be correctly labeled.

Chairman